

IN RE: PETITION FOR VARIANCE
S/S Bird River Beach Road,
30' E of Crooks Road
(955 Bird River Beach Road)
15th Election District
5th Councilmanic District
Walter Charles Clark, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-315-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance filed by the owners of the subject property, Walter C. and Kathryn M. Clark. The Petitioners request relief from Section 415.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the storage of four (4) recreational vehicles on the subject property in lieu of the one (1) permitted, as more particularly described herein and on Petitioner's Exhibit 1.

Appearing on behalf of the Petition was Walter Charles Clark, property owner. There were no Protestants.

Testimony indicated that the subject property, known as 955 Bird River Beach Road, consists of 16.574 acres, more or less, zoned R.C. 2 and is improved with a single family dwelling and various accessory structures. Said property is located within the Chesapeake Bay Critical Areas near Bird River. The Petitioner is in the process of subdividing his property to create a building lot for his daughter. Testimony indicated that during the subdivision process, Baltimore County discovered that the Petitioner is storing four (4) recreational vehicles on his property, which is in violation of the zoning regulations. The Petitioner was advised to file the instant Petition seeking permission to keep the subject recreational vehicles on his property. Mr. Clark testified that he currently owns and

stores on the property a small boat for fishing, one for crabbing, a camper he uses when hunting, and a motor home which both he and his wife use when travelling. Testimony indicated that Mrs. Clark suffers from emphysema and that the motor home makes it easier for her to travel. Mr. Clark testified that he has resided on the property since 1948 and has always stored his boats and other recreational vehicles on the property. The Petitioner testified that his neighbors have no objections to his storing the subject vehicles on his property and introduced as Petitioner's Exhibit 2, a Petition which had been signed by many of his neighbors, including several of the immediately adjoining property owners, indicating their support of the relief requested.

As noted above, this property is located within the Chesapeake Bay Critical Areas near Bird River and as such, is subject to compliance with the applicable Critical Areas legislation. In accordance with the comments received from the Department of Environmental Protection and Resource Management (DEPRM) dated April 9, 1993, the storage of recreational vehicles on the subject property is not considered a "Development Activity" which would require the preparation of a Findings Plan for review and approval by DEPRM. Therefore, compliance with Critical Areas legislation is inapplicable in this instance.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2 -

- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. As noted above, the subject property is substantial in size and can clearly handle the storage of four (4) recreational vehicles. In my view, the variance requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of April, 1993 that the Petition for Variance

requesting relief from Section 415.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the storage of four (4) recreational vehicles on the subject property in lieu of the one (1) permitted, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LES:bjs

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

April 15, 1993

(410) 887-4386

Mr. and Mrs. Walter Charles Clark
955 Bird River Beach Road
Baltimore, Maryland 21220

RE: Case No. 93-315-A
Petition for Zoning Variance
S/S Bird River Beach Road, 30 ft. E of Crooks Road
955 Bird River Beach Road
15th Election District - 5th Councilmanic

Dear Mr. and Mrs. Clark:

Confirming telephone conversation, this date, please be advised that the above captioned case, scheduled for hearing on Monday, April 26, 1993 at 2:00 P.M., has been changed to 8:30 A.M. on the same date.

Please mark your records accordingly. We will begin the hearing promptly at 8:30 A.M. on April 26, 1993.

Thank you for your assistance and cooperation.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt

LES:mmm
cc: Gwen Stephens, Docket Clerk
Zoning Administration and Development Management
County Office Building

RECEIVED
APR 16 1993

ZADM

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

April 28, 1993

(410) 887-4386

Mr. & Mrs. Walter C. Clark
955 Bird River Beach Road
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
S/S Bird River Beach Road, 30' E of Crooks Road
(955 Bird River Beach Road)
15th Election District - 5th Councilmanic District
Walter C. Clark, et ux - Petitioners
Case No. 93-315-A

Dear Mr. & Mrs. Clark:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 955 Bird River Beach Road
which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 415A To Allow The Storage of 4 Recreational Vehicles (existing) in lieu of the allowed 1.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) I would like to be exempt and want to keep 4 recreation vehicles on my property. I am 65 yrs old, retired and very active. I have an RV, motorhome, that my wife and I use for camping in the summer, a 15 ft boat that I use for fishing, a truck camper that I use in the winter for deer hunting and my daughters boat that will go on my property once the land is subdivided. I have 16.574 acres of property. I feel that these RVs are not an eye sore to the community. My property is completely shielded by trees because we have a Christmas tree farm and the area where the RVs are cannot be seen from the road. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee		Legal Owner(s)	
(Type or Print Name)		(Type or Print Name)	
Signature		Signature	
Address		Address	
City	State	City	State
Phone No.		Phone No.	
Signature		Signature	
(Type or Print Name)		(Type or Print Name)	
Address		Address	
City	State	City	State
Phone No.		Phone No.	
Name		Name	
Address		Address	
City		City	
State		State	
Zipcode		Zipcode	
ESTIMATED LENGTH OF HEARING		ESTIMATED LENGTH OF HEARING	
The following date		The following date	
All		All	
OTHER		OTHER	
REVIEWED BY		REVIEWED BY	
DATE		DATE	

320

M. & H. DEVELOPMENT ENGINEERS, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

Towson Office
Malcolm E. Hudkins
Registered Surveyor
Phone 828-9060

93-315-A

PLAT TO ACCOMPANY ZONING VARIANCE
955 BIRD RIVER BEACH ROAD

BEGINNING for the same at a point on the south side Bird River Beach Road, (40 feet right of way) at a distance of 30 feet more or less easterly from the southerly prolongation of the center line of Crooks Road (50 feet right of way) and the south side of said Bird River Beach Road.
Thence S 30° 47' 46" E, 841.17 feet; thence S 54° 04' 14" W, 1,047.14 feet; thence N 26° 07' 46" W, 306.03 feet; thence N 64° 08' 14" E, 194.73 feet; thence N 28° 35' 14" E, 63.82 feet; thence N 28° 35' 14" E, 10.01 feet; thence N 12° 06' 46" W, 15.62 feet; thence N 12° 06' 46" W, 108.50 feet; thence N 21° 48' 46" W, 482.86 feet; thence N 02° 25' 48" W, 87.20 feet; thence N 65° 07' 44" E, 607.08 feet to the PLACE OF BEGINNING containing 16.574 acres of land more or less.

Being all of that tract or parcel of land described in a deed dated October 31, 1961 and recorded in the Baltimore County Land Records in Liber 1708, folio 262.



Malcolm E. Hudkins

320

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 157A Date of Posting: 4/1/93
Posted for: Kathryn Clark
Petitioner: Walter Charles Clark
Location of property: 955 Bird River Beach Rd, 30' E of Crooks Rd
Location of Sign: Towson, Md, 21204
R-Mark: 157A
Posted by: Walter Charles Clark Date of return: 4/1/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/1/93
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/1/93.

THE JEFFERSONIAN,

S. Zake Olson
Publisher

\$72.63

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 17 March 93 No. 181114
AMOUNT: \$50.00
RECEIVED FROM: Clark
FOR: VOR
33403800221CHRC
VALIDATION OR SIGNATURE OF CARRIER
TOWSON, MARYLAND 21204

Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account R 011-6150
Number

receipt

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 4/1/93

Walter and Kathryn Clark
955 Bird River Beach Road
Baltimore, Maryland 21220

RE: CASE NUMBER: 93-315-A (Item 320)
955 Bird River Beach Road, 30' E of Crooks Road
955 Bird River Beach Road
15th Election District - 5th Councilmanic
Petitioner(s): Walter Charles Clark and Kathryn Clark
HEARING: MONDAY, APRIL 26, 1993 at 2:00 p.m. in Rm. 118, Courthouse.

Dear Petitioner(s):

Please be advised that \$ 72.63 is due for advertising and posting of the above captioned property and hearing date.

THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Forward your check for the above fee via return mail to the Zoning Office, (ZADM), County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Please write the case number and hearing date on the check and make same payable to Baltimore County, Maryland. To avoid delay of the Zoning Commissioner's Order in your case, immediate attention to this matter is suggested.

Carl Jablon
ARNOLD JABLON
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MARCH 25, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-315-A (Item 320)
955 Bird River Beach Road, 30' E of Crooks Road
955 Bird River Beach Road
15th Election District - 5th Councilmanic
Petitioner(s): Walter Charles Clark and Kathryn Clark
HEARING: MONDAY, APRIL 26, 1993 at 2:00 p.m. in Rm. 118, Courthouse.

Variance to allow the storage of 4 recreational vehicles (existing) in lieu of the allowed 1.

Carl Jablon
ARNOLD JABLON
DIRECTOR

cc: Walter and Kathryn Clark

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 20, 1993

Mr. and Mrs. Walter Charles Clark
955 Bird River Road
Baltimore, MD 21220

RE: Case No. 93-315-A, Item No. 320
Petitioner: Walter Charles Clark, et ux
Petition for Variance

Dear Mr. and Mrs. Clark:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on March 17, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

SHA
Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: 4-320 (ZAC)

Dear Ms. Winarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 1-800-451 D.C. Metro - 1-800-492-5083 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-8717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: April 14, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 320, 340, 341, 346, 349, and 350.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey Long

Division Chief: Carol L. Kerns

PK/JL:lw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

April 14, 1993

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM

SUBJECT: Zoning Item #320
Clark Property; 955 Bird River Beach Road
Zoning Advisory Committee Meeting of March 29, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

1. See attached Chesapeake Bay Critical Area Findings.

JLP:jbm

CLARK/TXTRMP

320.ZAC/ZAC1



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

April 15, 1993

(410) 887-4386

Mr. and Mrs. Walter Charles Clark
955 Bird River Beach Road
Baltimore, Maryland 21220

RE: Case No. 93-315-A
Petition for Zoning Variance
S/S Bird River Beach Road, 30 ft. E of Crooks Road
955 Bird River Beach Road
15th Election District - 5th Councilmanic

Dear Mr. and Mrs. Clark:

Confirming telephone conversation, this date, please be advised that the above captioned case, scheduled for hearing on Monday, April 26, 1993 at 2:00 P.M., has been changed to 8:30 A.M. on the same date.

Please mark your records accordingly. We will begin the hearing promptly at 8:30 A.M. on April 26, 1993.

Thank you for your assistance and cooperation.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt

LES:mmm

cc: Gwen Stephens, Docket Clerk
Zoning Administration and Development Management
County Office Building

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

DATE: April 9, 1993

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 320
Clark Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 955 Bird River Beach Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Walter C. and Kathryn M. Clark

APPLICANT PROPOSAL

The applicant has requested a variance from section 415A of the Baltimore County Zoning Regulations "To allow the storage of 4 recreational vehicles in lieu of the allowed 1."

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts" <COMAR 14.15.10.01.02>

Mr. Arnold E. Jablon
April 9, 1993
Page 2

DEFINITIONS

"Development Activities" means the construction or substantial alteration of residential, commercial, industrial, or transportation facilities or structures <COMAR 14.15.01.01.A(21)>.

Findings: The storage of 4 recreational vehicles on this property is not considered a "Development Activity" as defined above. Therefore, this project shall not need a Chesapeake Bay Critical Area findings.

CONCLUSION

This project proposal does not require a Chesapeake Bay Critical Area Findings for the reasons stated above.

If there are any questions, please contact Ms. Patricia M. Farr at 887-3980.

J. James Dieter
J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:PMF:KDK:tmm

cc: Mr. and Mrs. Clark

BIRDRIV2/MQCBCA

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF RECREATION & PARKS

Zoning Advisory Committee Comments
relating to agenda of 3/29/93

The Department of Recreation and Parks submits a reply of "NO COMMENT" for the following item numbers:

* 314, * 315, * 316, * 317, * 319, * 320, * 321, * 322,
* 324

There are no other items on the agenda aside from the above.

Patrick J. McDougall
Master Plan Coordinator

March 11, 1993

Ms. Kate Milton
Baltimore County Office Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Letter of Intent

Dear Ms. Milton:

The 2nd dwelling on my property will be occupied by my daughter and her husband until her house is built. My intentions are, after her house is built, I will remove all the kitchen and bath facilities except the toilet and sink in the house and change the occupancy from a dwelling to a shed.

Sincerely,

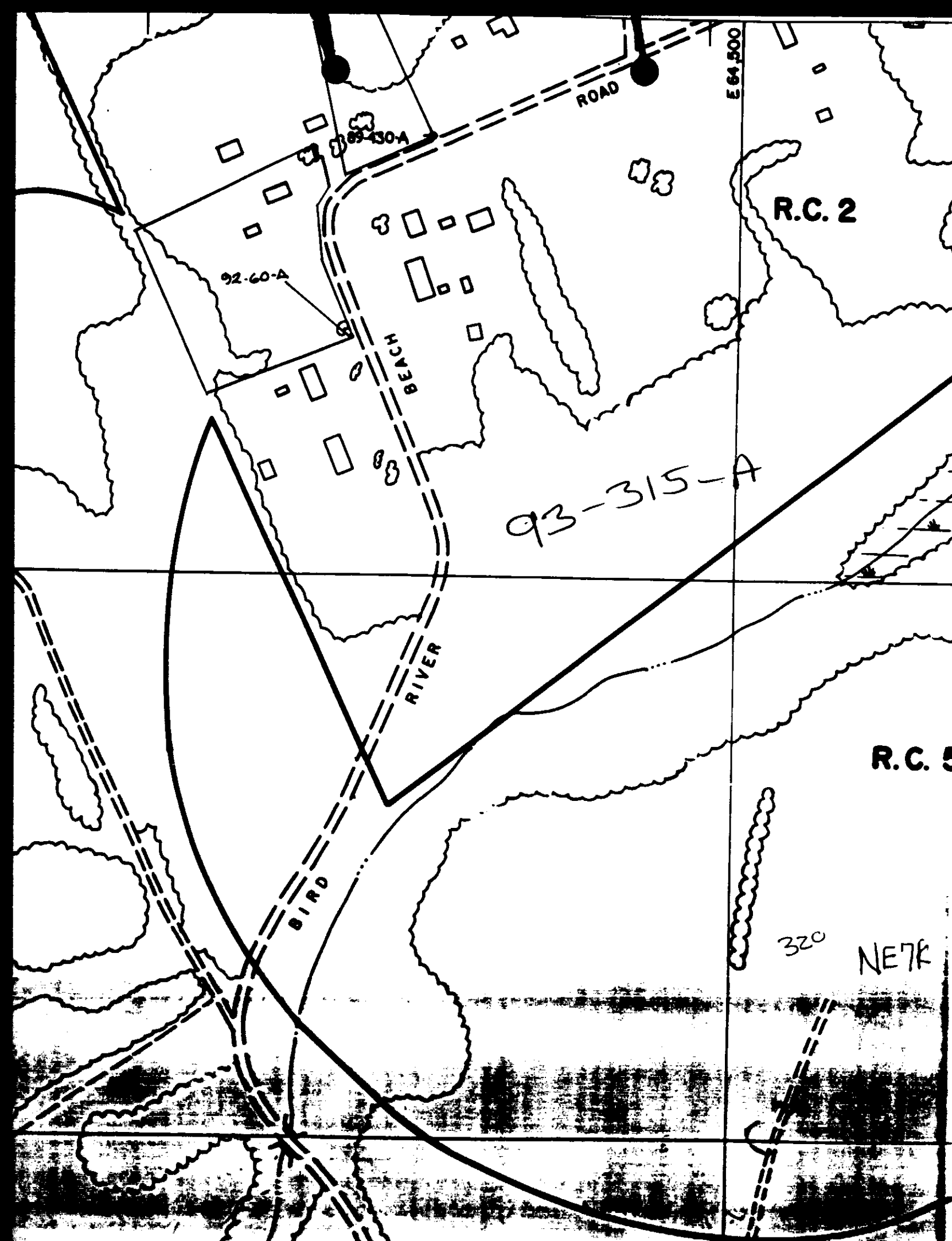
Walter C. Clark

Walter C. Clark
955 Bird River Beach Road
Baltimore, Maryland 21220
(410) 335-7302

Seal *Bonnie J. Buckleman*
MY COMMISSION EXPIRES AUGUST 18, 1994

Original in
H. and Sub 6
91-137-M

320



PETITION

April 16, 1993

1. I Brian E. Helbing at 960 Bird River Beach Rd have no objections for Mr. Clark who lives at 955 Bird River Beach Road to be allowed the storage of 4 recreational vehicles existing in lieu of the allowed 1. Brian E. Helbing
2. I David G. Lancaster at 760 Bird River Beach Rd have no objections for Mr. Clark who lives at 955 Bird River Beach Road to be allowed the storage of 4 recreational vehicles existing in lieu of the allowed 1. David G. Lancaster
3. I Philip J. Freley at 946 Bird River Beach Rd have no objections for Mr. Clark who lives at 955 Bird River Beach Road to be allowed the storage of 4 recreational vehicles existing in lieu of the allowed 1. Philip J. Freley
4. I William J. Gandy at 966 Bird River Beach Rd have no objections for Mr. Clark who lives at 955 Bird River Beach Road to be allowed the storage of 4 recreational vehicles existing in lieu of the allowed 1. William J. Gandy
5. I Fred M. Decker at 6613 Pharesant Road have no objections for Mr. Clark who lives at 955 Bird River Beach Road to be allowed the storage of 4 recreational vehicles existing in lieu of the allowed 1.
6. I Thomas H. Hensley at 6607 Pharesant Road have no objections for Mr. Clark who lives at 955 Bird River Beach Road to be allowed the storage of 4 recreational vehicles existing in lieu of the allowed 1.
7. I Joseph Kraus at 972 Bird River Beach Rd have no objections for Mr. Clark who lives at 955 Bird River Beach Road to be allowed the storage of 4 recreational vehicles existing in lieu of the allowed 1.
8. I at have no objections for Mr. Clark who lives at 955 Bird River Beach Road to be allowed the storage of 4 recreational vehicles existing in lieu of the allowed 1.

Pat 1062

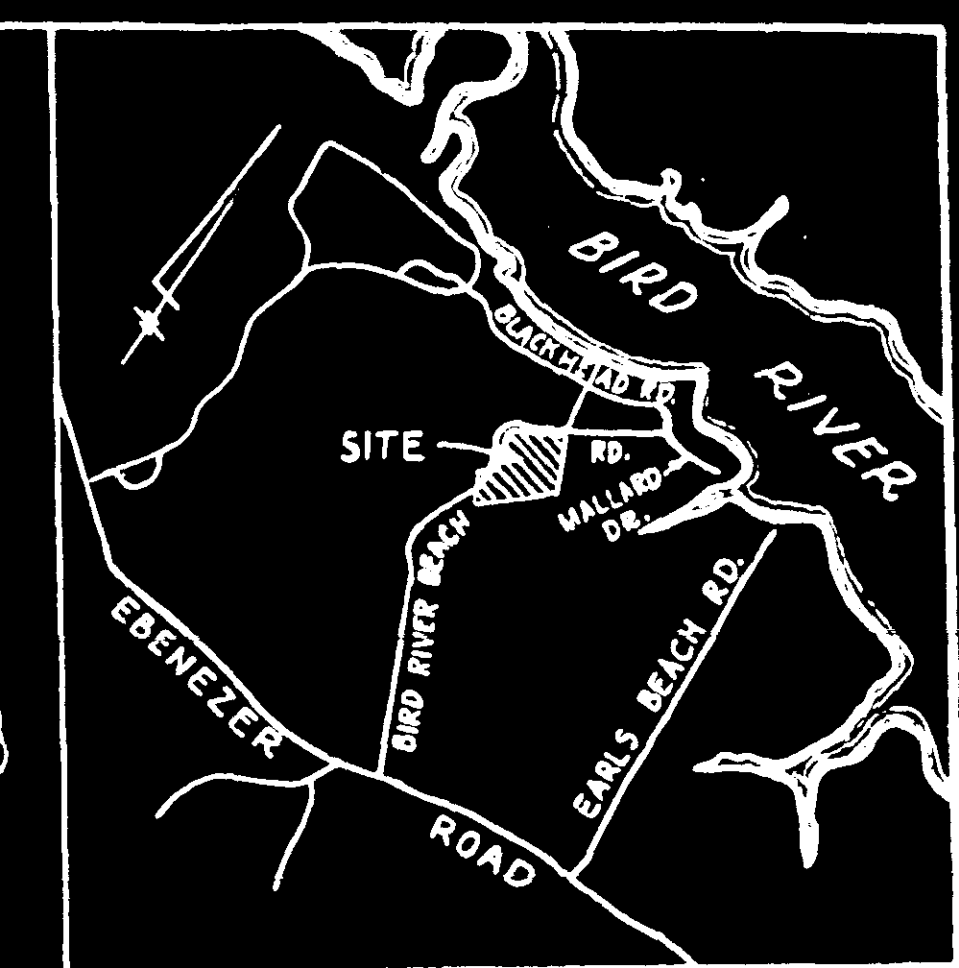
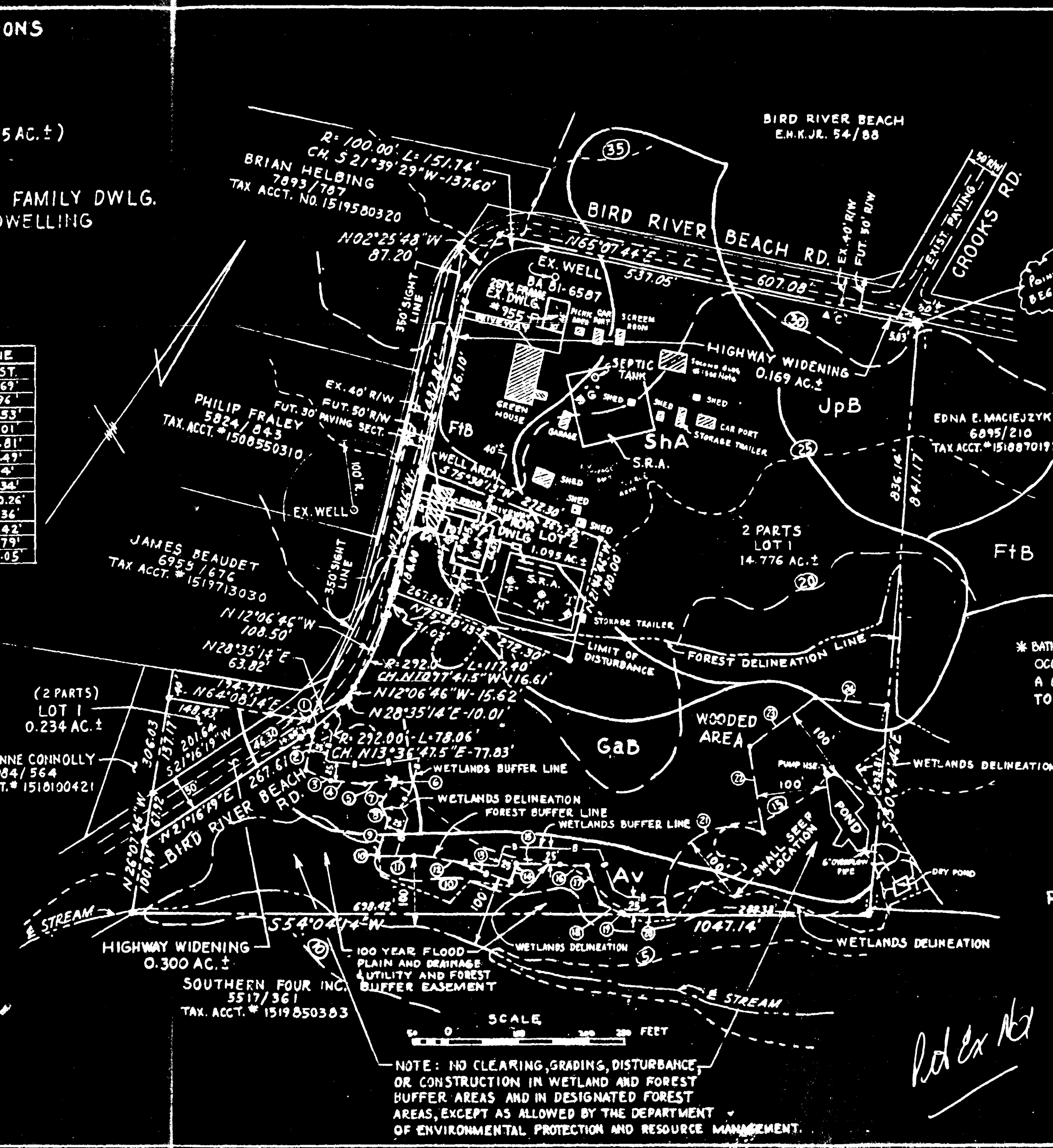
- DENSITY CALCULATIONS**
1. ZONING - RC 2
 2. GROSS AREA - 16.574 AC.±
 3. HIGHWAY WIDENING - 0.469 AC.±
 4. NET AREA - 16.105 AC.±
(LOT 1 = 15.010 AC.± (2 PARTS) LOT 2 = 1.095 AC.±)
 5. NO. OF LOTS ALLOWED = 2
 6. NO. OF LOTS PROPOSED = 2
 7. LOT 2 TO BE USED FOR A SINGLE FAMILY DWLG.
 8. LOT 1 EXIST. SINGLE FAMILY DWELLING
 9. CENSUS TRACT - 4517.02
COUNCILMANIC DISTRICT - 5
REGIONAL PLANNING DIST. - 3220
SCHOOL DISTRICT - 551ENMAR
WATERSHED - 5
SUBSEWERSHED - 11

WETLANDS DELINEATION & FOREST BUFFER LINE

NO.	BEARING	DIST.	NO.	BEARING	DIST.
1	S 71° 59' 18" E	9.80	13	N 75° 36' 43" E	58.69'
2	S 22° 51' 41" E	47.50	14	N 19° 52' 56" W	26.96'
3	N 62° 52' 24" E	36.42	15	N 57° 33' 48" E	63.53'
4	N 60° 13' 21" E	51.47	16	N 56° 28' 06" E	35.01'
5	N 39° 20' 17" E	42.02	17	S 59° 35' 36" E	35.81'
6	S 03° 56' 43" E	10.23	18	N 77° 49' 09" E	32.47'
7	S 03° 01' 51" E	34.05	19	N 79° 14' 37" E	1.04'
8	S 69° 03' 35" E	21.65	20	N 54° 04' 14" E	60.34'
9	S 17° 31' 55" E	58.21	21	R 100.00'	L 220.24'
10	S 40° 58' 51" E	3.00	22	N 45° 40' 40" W	122.43'
11	N 54° 00' 14" E	148.33	23	N 10° 16' 38" E	114.79'
12	R 235° 00'	L 8.03	24	N 59° 12' 14" E	106.05'

RC-2 ZONING REQUIREMENTS
 LOT SIZE - MIN. 1 AC.±
 FRONT S.B. 75' FROM & OF ROAD
 35' SETBACK SIDES & YARD

CLARK DEVELOPMENT INC.
 488 East Avenue Road
 Baltimore, Maryland 21220
 (301) 228-1702



- NOTES:**
1. NO RARE OR ENDANGERED SPECIES EXIST.
 2. ENTIRE SITE IS PARTLY WOODED.
 3. THIS SITE IS IN A LIMITED DEVELOPMENT AREA OF THE CHESAPEAKE BAY CRITICAL AREA.
 4. THERE ARE NO UNDERGROUND FUEL TANKS ON THIS SITE.
 5. FAILED TEST SHOWN AS *
 6. THE AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
 7. NO PREVIOUS ZONING HEARINGS.
- * BATHING AND KITCHEN FACILITIES TO BE REMOVED BEFORE A USE AND OCCUPANCY PERMIT CAN BE APPROVED. OWNER TO FILE FOR A CHANGE OF OCCUPANCY FOR EXISTING SECOND BUILDING TO A SHED.

93-315-A

OWNER:
 WALTER C. CLARK, ET UX
 955 BIRD RIVER BEACH RD.
 BALTIMORE, MD. 21220
 DEED REF. 1708/262
 TAX ACCT. NO. 1503370560
 7/1/37M

PLAT TO ACCOMPANY DESCRIPTION FOR ZONING VARIANCE

CLARK PROPERTY
 955 BIRD RIVER BEACH RD.
 15TH. ELECTION DISTRICT
 BALTIMORE COUNTY, MD.
 SCALE AS SHOWN
 MARCH 15, 1993

32°
 91-7130